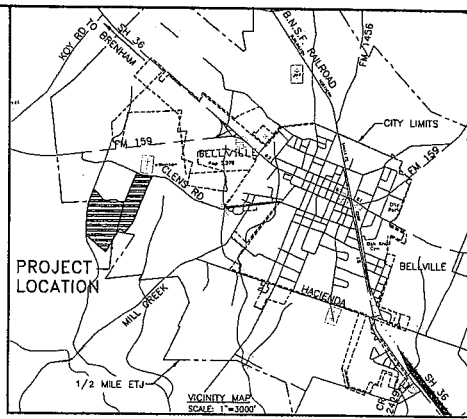


DRIVEWAY CULVERTS	
LOT	CULVERT SIZE (IN)
1-4, 9, 11-13, 21-29, 32-43, 45-46, 52-57, & Reserve A	15"
5-7, 14-15, 30-31, & 49-50	18"
8, 10, 16-20, & 48	24"
51	30"

TBM #1 ELEV.=253.07
 LOCATION: 1/2" IRON ROD IN THE NORTH CORNER OF RESERVE "A" 57' SOUTHWEST OF THE EDGE OF ROAD AND 84' SOUTH OF THE NORTH PROPERTY CORNER

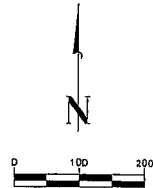
TBM #2 ELEV.=216.48
 LOCATION: 1/2" IRON ROD IN THE NORTHEAST CORNER OF RESERVE "B" 25' WEST OF THE EDGE OF ROAD AND 4' SOUTH OF THE NORTHEAST PROPERTY CORNER



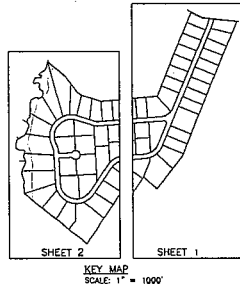
Curve Table				
Curve #	Radius	Length	Delta	Chord Length
C1	250.00'	276.82'	53°16'33"	N54°10'04"E 262.80'
C2	125.00'	48.13'	22°03'45"	S83°04'03"E 47.84'
C3	300.00'	704.06'	134°27'55"	N40°43'52"E 553.29'
C4	300.00'	123.34'	23°33'23"	N14°43'24"W 122.47'
C5	280.00'	700.62'	143°22'02"	N74°37'43"W 531.83'
C6	315.00'	282.87'	53°16'15"	S60°19'24"W 282.44'
C7	285.00'	320.83'	64°29'59"	S54°42'32"W 304.16'
C8	215.00'	62.99'	16°32'45"	S30°43'55"W 61.87'
C9	215.00'	175.98'	48°53'48"	S82°27'17"W 171.11'
C10	92.00'	34.66'	22°03'45"	N83°04'03"E 34.44'
C11	335.00'	24.84'	4°14'52"	N74°09'36"W 24.83'
C12	335.00'	107.96'	16°27'55"	N85°31'00"W 107.60'
C13	335.00'	107.96'	16°27'55"	S76°01'05"W 107.50'
C14	335.00'	107.96'	16°27'55"	S57°33'06"W 107.50'
C15	335.00'	107.96'	16°27'55"	S39°05'14"W 107.50'
C16	335.00'	190.04'	32°30'10"	S13°38'11"W 187.50'
C17	335.00'	139.47'	23°51'12"	S14°34'29"E 138.46'
C18	265.00'	108.55'	23°33'23"	S14°43'24"E 108.18'
C19	315.00'	92.19'	18°46'05"	S11°19'49"E 91.26'
C20	315.00'	237.36'	43°10'38"	S41°18'08"E 231.80'
C21	315.00'	134.28'	34°29'15"	S75°08'03"E 133.25'
C22	315.00'	134.28'	24°29'15"	N80°28'42"E 133.25'
C23	315.00'	190.11'	34°34'49"	N50°58'40"E 187.24'
C24	280.00'	36.49'	7°28'03"	N37°25'17"E 36.47'
C25	298.00'	223.84'	45°48'12"	N84°03'29"E 217.92'
C26	320.00'	68.37'	17°18'17"	N76°19'53"E 66.98'
C27	320.00'	112.89'	28°12'23"	N59°39'03"E 112.27'
C28	320.00'	151.81'	27°02'20"	N39°19'42"E 146.62'
C29	40.00'	85.56'	122°34'44"	S30°46'59"E 70.16'
C30	285.00'	26.95'	8°01'17"	N82°53'29"E 26.94'
C31	160.00'	61.61'	22°03'45"	S83°04'03"E 61.23'
C32	265.00'	52.67'	11°25'03"	S77°45'07"E 52.78'
C33	265.00'	481.86'	99°52'53"	N48°35'31"E 485.65'
C34	265.00'	107.06'	23°09'09"	N14°56'31"W 106.38'
C35	335.00'	139.73'	23°33'23"	N14°43'24"W 136.78'
C36	70.00'	13.37'	60°03'03"	S59°54'27"E 70.09'
C37	70.00'	108.82'	88°08'12"	N48°25'20"W 89.26'
C38	70.00'	110.95'	90°50'48"	N41°34'02"E 89.72'
C39	70.00'	73.24'	58°56'57"	S83°01'29"E 69.99'
C40	245.00'	422.99'	96°55'12"	N52°24'18"W 372.38'
C41	245.00'	190.08'	44°26'50"	S55°54'41"W 185.33'
C42	350.00'	66.74'	10°59'30"	S39°09'01"W 66.84'
C43	350.00'	238.25'	38°40'27"	S83°57'00"W 231.79'
C44	350.00'	22.43'	3°40'16"	S89°12'22"W 22.42'
C45	260.00'	108.76'	24°52'37"	S74°28'43"W 107.91'
C46	260.00'	172.67'	39°34'22"	S42°14'43"W 169.28'
C47	265.00'	74.77'	16°10'01"	S14°22'32"W 74.83'
C48	332.50'	93.82'	16°10'01"	S14°22'32"W 93.51'
C49	300.00'	84.85'	16°10'00"	S14°22'32"W 84.37'

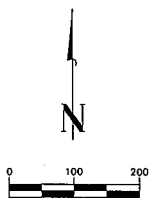
JAMIN SWANTER AND JANE SWANTER
 CALLED 60.744 ACS.
 FILE NO. 059635 O.P.R.A.C.

LYOA B. BOYER AND BRAD B. BOYER
 CALLED 150.205 ACS.
 FILE NO. 180532 O.P.R.A.C.



PROPERTY IS SUBJECT TO RAIN WATER RUN OFF SHEET FLOW FROM ADJOINING PROPERTIES AND PROPERTY OWNER SHALL NOT DIVERT OR BLOCK SHEET FLOWS





BRETT LUCKSINGER
CALLED 21.32 ACS.
FILE NO. 192147 O.P.R.A.C.

JAMIN SWANTER AND JANE SWANTER
CALLED 60.744 ACS.
FILE NO. 055635 O.P.R.A.C.

APPROX. EXTENT
OF ZONE "A"
FLOOD HAZARD AREA

NOTE:
o - DENOTES 1/2" I.R. MARKED
"STRAND ASSOCIATES" SET FOR REFERENCE.

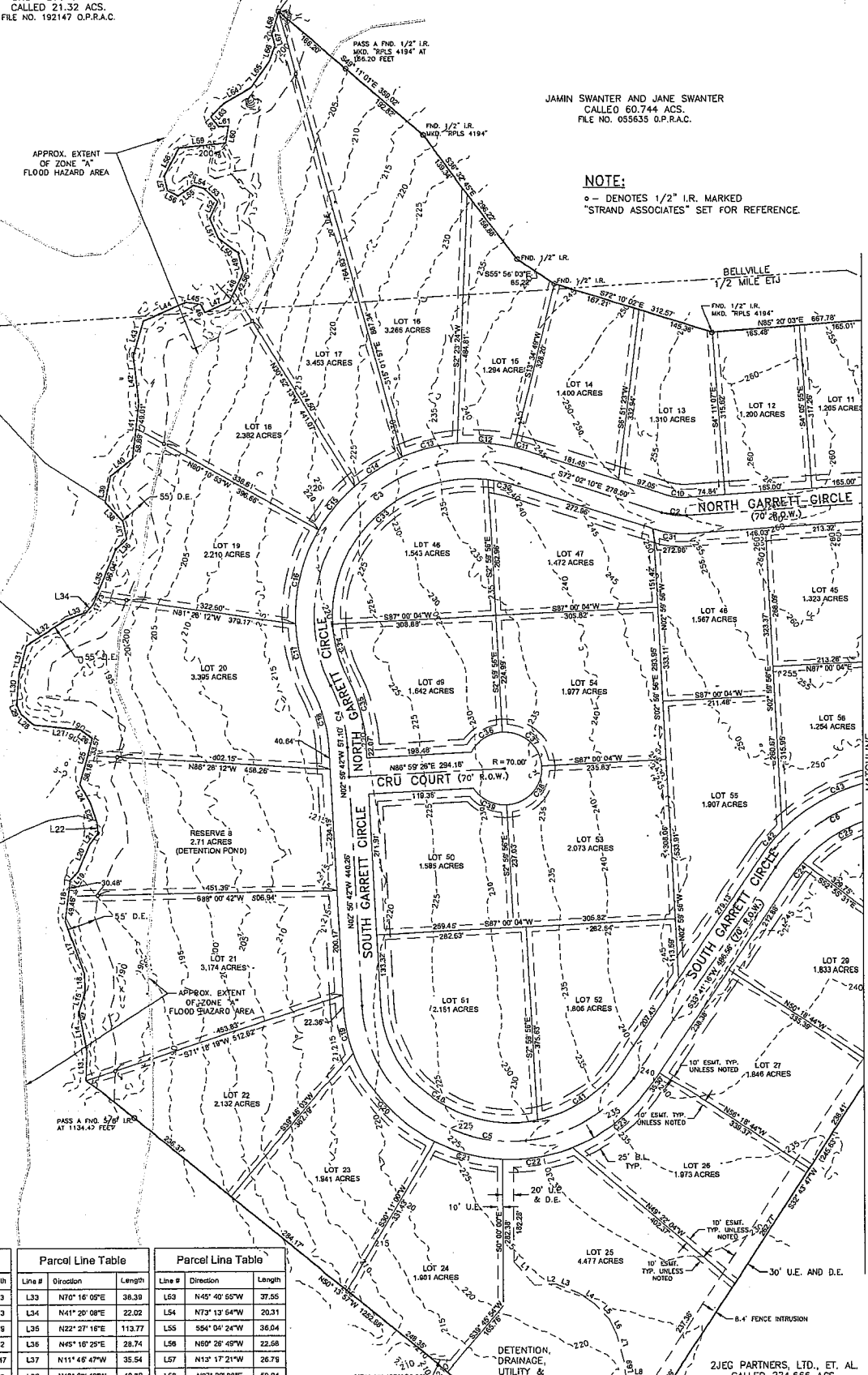
BELLVILLE
1/2 MILE ETJ

KENDALL KYLE MOORLAND ET. UX.
RESIDUE OF CALLED 59.069 AC.
FILE NO. 054931 O.P.R.A.C.

MICHAEL MURPHY ET. UX.
CALLED 20.00 AC.
FILE NO. 041366 O.P.R.A.C.

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	250.00'	276.82'	52°26'33"	N54°10'08"E	282.89'
C2	125.00'	48.13'	22°03'45"	S83°04'03"E	47.84'
C3	300.00'	704.00'	134°27'55"	N40°43'52"E	553.25'
C4	300.00'	123.34'	23°33'23"	N14°43'24"W	122.47'
C5	280.00'	700.82'	143°22'22"	N17°37'43"W	551.53'
C6	315.00'	292.87'	53°15'15"	S80°19'24"W	282.44'
C7	285.00'	320.83'	64°29'59"	S54°42'32"W	304.16'
C8	215.00'	62.05'	15°32'45"	S30°43'55"W	61.87'
C9	215.00'	175.90'	45°33'48"	S82°27'11"W	171.11'
C10	90.00'	34.86'	22°03'45"	N83°04'03"W	34.44'
C11	335.00'	24.94'	4°14'52"	N14°09'39"W	24.83'
C12	335.00'	107.59'	18°27'55"	N85°21'00"W	107.52'
C13	335.00'	107.59'	18°27'55"	S78°11'02"W	107.52'
C14	335.00'	107.59'	18°27'55"	S87°33'09"W	107.50'
C15	335.00'	107.89'	18°27'55"	S29°05'14"W	107.50'
C16	335.00'	190.04'	32°30'10"	S13°36'11"W	187.50'
C17	335.00'	139.47'	23°51'12"	S14°34'28"E	138.40'
C18	265.00'	108.55'	23°33'23"	S14°43'24"E	108.19'
C19	315.00'	92.18'	15°48'05"	S11°19'40"E	91.89'
C20	315.00'	237.38'	49°12'38"	S41°19'08"E	231.82'
C21	315.00'	134.29'	24°25'15"	S75°05'03"E	133.25'
C22	315.00'	134.29'	24°25'15"	N00°29'42"E	133.25'
C23	315.00'	190.11'	34°34'49"	N50°58'40"E	187.24'
C24	280.00'	38.48'	7°28'03"	N37°25'17"E	38.47'
C25	280.00'	223.84'	45°46'12"	N64°03'25"E	217.92'
C26	320.00'	96.57'	17°15'11"	N78°19'53"E	95.00'
C27	320.00'	112.89'	20°12'23"	N59°38'03"E	112.27'
C28	320.00'	115.01'	21°02'20"	N55°58'42"E	114.82'
C29	40.00'	65.58'	12°34'44"	S38°45'05"E	70.16'
C30	285.00'	29.55'	5°01'17"	N82°53'28"E	29.84'
C31	160.00'	61.51'	22°03'45"	S83°04'03"E	61.23'
C32	265.00'	62.87'	11°25'53"	S77°45'07"E	62.78'
C33	265.00'	461.58'	65°25'53"	N46°35'31"E	406.85'
C34	265.00'	107.08'	23°08'09"	N14°53'11"E	106.35'
C35	335.00'	137.73'	23°33'23"	N14°43'24"E	136.76'
C36	70.00'	73.37'	80°03'03"	S55°59'27"E	70.05'
C37	70.00'	108.43'	6°49'18"	N89°07'22"W	89.25'
C38	70.00'	110.59'	90°50'48"	N41°34'40"E	95.72'
C39	70.00'	73.24'	59°58'57"	S83°01'28"E	85.95'
C40	245.00'	422.59'	98°55'12"	N52°24'18"W	372.36'
C41	245.00'	160.05'	44°28'50"	S55°54'41"W	156.33'
C42	350.00'	86.74'	10°59'30"	S39°09'10"W	86.64'
C43	350.00'	238.25'	36°40'27"	S53°57'00"W	234.79'
C44	350.00'	22.43'	3°49'18"	N89°07'22"W	22.43'
C45	250.00'	108.78'	24°55'37"	S74°29'42"W	107.91'
C46	250.00'	172.67'	39°34'22"	S42°14'43"W	159.25'
C47	285.00'	74.77'	15°10'01"	S14°22'32"W	74.53'
C48	332.50'	93.82'	16°10'01"	S14°22'32"W	83.51'
C49	300.00'	84.65'	16°10'00"	S14°22'32"W	84.37'

Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S40°18'15"E	59.29	L13	N1°18'59"E	57.43
L2	N87°52'03"E	41.51	L14	N10°14'48"W	76.53
L3	S67°23'25"E	47.82	L15	N16°54'59"E	37.68
L4	S53°35'38"E	34.06	L16	N11°25'21"W	36.42
L5	S43°51'08"E	40.78	L17	N19°47'47"W	105.47
L6	S24°52'51"E	33.06	L18	N7°01'48"E	79.92
L7	S15°39'17"E	42.16	L19	N41°25'22"E	22.31
L8	S89°21'22"E	55.34	L20	N22°37'06"E	55.84
L9	S40°18'15"E	59.29	L21	N37°05'23"E	26.78
L10	N87°52'03"E	41.51	L22	N3°19'35"W	10.70
L11	S67°23'25"E	47.82	L23	N15°19'24"W	41.85
L12	S53°35'38"E	34.06	L24	N8°09'47"E	107.90
L13	N1°18'59"E	57.43	L25	N6°09'50"W	82.63
L14	N10°14'48"W	76.53	L26	N15°54'44"E	70.13
L15	N16°54'59"E	37.68	L27	N11°45'09"E	51.61
L16	N11°25'21"W	36.42	L28	N50°54'00"E	63.88
L17	N19°47'47"W	105.47	L29	N8°09'47"E	107.90
L18	N7°01'48"E	79.92	L30	N8°26'55"E	18.80
L19	N41°25'22"E	22.31	L31	S37°54'07"E	23.24
L20	N22°37'06"E	55.84	L32	N15°54'44"E	70.13
L21	N37°05'23"E	26.78	L33	N45°40'55"W	37.55
L22	N3°19'35"W	10.70	L34	N41°20'08"E	22.02
L23	N15°19'24"W	41.85	L35	N27°27'16"E	113.77
L24	N8°09'47"E	107.90	L36	N45°10'25"E	28.74
L25	N6°09'50"W	82.63	L37	N11°45'47"W	35.54
L26	N15°54'44"E	70.13	L38	N42°03'40"W	49.78
L27	N11°45'09"E	51.61	L39	N10°45'49"E	51.61
L28	N50°54'00"E	63.88	L40	N60°28'49"W	22.58
L29	N8°09'47"E	107.90	L41	N13°17'21"W	26.78
L30	N8°26'55"E	18.80	L42	N27°28'08"E	59.94
L31	S37°54'07"E	23.24	L43	N89°49'03"E	68.41
L32	N15°54'44"E	70.13	L44	N9°35'23"E	32.11
L33	N45°40'55"W	37.55	L45	N86°26'55"E	18.80
L34	N41°20'08"E	22.02	L46	S37°54'07"E	23.24
L35	N27°27'16"E	113.77	L47	S44°07'32"W	34.29
L36	N45°10'25"E	28.74	L48	N9°35'23"E	32.11
L37	N11°45'47"W	35.54	L49	N86°26'55"E	18.80
L38	N42°03'40"W	49.78	L50	N27°28'08"E	59.94
L39	N10°45'49"E	51.61	L51	N89°49'03"E	68.41
L40	N50°54'00"E	63.88	L52	N9°35'23"E	32.11
L41	N8°09'47"E	107.90	L53	N86°26'55"E	18.80
L42	N6°09'50"W	82.63	L54	S37°54'07"E	23.24
L43	N15°54'44"E	70.13	L55	S44°07'32"W	34.29



2JEG PARTNERS, LTD., ET. AL.
CALLED 274.666 ACS.
FILE NO. 133122 O.P.R.A.C.
(O.S.C. VOL. 742/65 O.P.R.A.C.)

2JEG PARTNERS, LTD., ET. AL.
CALLED 274.666 ACS.
FILE NO. 133122 O.P.R.A.C.
(O.S.C. VOL. 742/65 O.P.R.A.C.)

This plat is subject to Affidavit of Charles Smith
File # 210435
Recorded in Austin County Clerk's office

STATE OF TEXAS
COUNTY OF AUSTIN

ALL THAT CERTAIN 115.489 acre tract or parcel of land, lying or being situated in Austin County, Texas, part of the Benjamin Babbitt Survey, Abstract 13, Austin County, Texas, and being all of the same tract said to contain 115.489 acres conveyed in Austin County Pin Oak Holdings, LLC, and described by instrument recorded in File No. 181421, Official Public Records of Austin County (O.P.R.A.C.), said 115.489 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with cap marked "RPLS 4184" in the south margin of Clara Road (with north end of the north corner of the said Austin County Pin Oak Holdings, LLC, tract) called 60.744 acres, as described in File No. 055652, O.P.R.A.C., being the most northerly northwest corner of said Austin County Pin Oak Holdings, LLC tract;

THENCE along the south margin of Clara Road, South 82°35'39" East, a distance of 188.38 feet to a 1/2-inch iron rod found at an angle pole and South 83°37'48" East, a distance of 536.45 feet to a 1/2-inch iron rod found at the northeast corner of said Austin County Pin Oak Holdings, LLC, tract, and the northwest corner of the Lyds B. Byser and Brad B. Byser tract called 159.255 acres, as described in File No. 160532, O.P.R.A.C.;

THENCE departing the north margin of Clara Road along the common line between said Lyds B. Byser and Brad B. Byser tract and said Austin County Pin Oak Holdings, LLC, tract, as follows:

- South 22°41'18" West, a distance of 73.56 feet to a 1/2-inch iron rod set with cap marked "Strand Anemometer" at an angle point;
- South 21°50'27" West, a distance of 853.70 feet to a 1/2-inch iron rod found with cap marked "RPLS 4194" at an angle point;
- South 21°40'20" West, a distance of 866.90 feet to a 1/2-inch iron rod found at an angle point; and
- South 38°42'37" West, a distance of 274.89 feet to a 1/2-inch iron rod found at a north-south line of a called 274.89 acre tract conveyed to 23EO Partners, L.P., et al. by instrument recorded in File No. 133122, O.P.R.A.C., and described in Volume 742, Page 96, et seq., O.P.R.A.C., to the west corner of said Lyds B. Byser and Brad B. Byser tract and the upper south corner of said Austin County Pin Oak Holdings, LLC, tract;

THENCE along a portion of the common line between said 23EO Partners, L.P., et al. tract and said Austin County Pin Oak Holdings, LLC, tract, as follows:

- North 44°40'24" West, a distance of 274.16 feet to a 1/2-inch iron rod found at a north corner of said 23EO Partners, L.P., et al. tract and a northeast corner of said Austin County Pin Oak Holdings, LLC, tract;
- South 32°43'47" West, a distance of 124.83 feet to a 5/8-inch iron rod found at a southeast corner of said 23EO Partners, L.P., et al. tract and the south corner of said Austin County Pin Oak Holdings, LLC, tract; and
- North 50°13'37" West, a distance of 1134.47 feet to a 5/8-inch iron rod found for reference, and continuing for a total distance of 1252.22 feet to the southeast corner of Pin Oak Branch;

THENCE up the centerline of Pin Oak Branch with its meanders, along its common line between said Austin County Pin Oak Holdings, LLC, tract and a portion of said 23EO Partners, L.P., et al. tract, the Michael Murphy et al. tract called 20.00 acres, as described in File No. 041386, O.P.R.A.C., its residue at the Kendall Kyles Mountain tract, called 55.569 acres, as described in File No. 086231, O.P.R.A.C., and the David Luckabaugh tract called 21.22 acres, as described in File No. 102147, O.P.R.A.C., in the following course and distance:

- North 01°58'54" East, a distance of 57.43 feet to a point;
- North 10°14'48" West, a distance of 176.53 feet to a point;
- North 10°54'20" East, a distance of 37.59 feet to a point;
- North 02°22'11" East, a distance of 38.42 feet to a point;
- North 10°47'47" West, a distance of 105.47 feet to a point;
- North 07°01'40" East, a distance of 70.32 feet to a point;
- North 41°52'27" East, a distance of 23.61 feet to a point;
- North 22°27'00" East, a distance of 55.84 feet to a point;
- North 37°42'02" East, a distance of 26.70 feet to a point;
- North 02°18'25" West, a distance of 17.80 feet to a point;
- North 19°15'24" West, a distance of 41.45 feet to a point;
- North 20°43'02" West, a distance of 48.35 feet to a point;
- North 14°58'32" East, a distance of 91.75 feet to a point;
- North 32°30'20" West, a distance of 27.78 feet to a point;
- North 83°38'27" West, a distance of 46.15 feet to a point;
- North 49°17'40" West, a distance of 61.23 feet to a point;
- North 22°38'39" West, a distance of 21.05 feet to a point;
- North 04°51'14" East, a distance of 80.78 feet to a point;
- North 14°24'22" East, a distance of 54.43 feet to a point;
- North 08°11'41" East, a distance of 38.11 feet to a point;
- North 70°18'15" East, a distance of 38.36 feet to a point;
- North 41°20'05" East, a distance of 22.82 feet to a point;
- North 22°27'11" East, a distance of 113.71 feet to a point;
- North 45°18'25" East, a distance of 28.74 feet to a point;
- North 11°46'47" West, a distance of 36.54 feet to a point;
- North 42°03'37" West, a distance of 46.19 feet to a point;
- North 10°45'48" East, a distance of 61.61 feet to a point;
- North 50°54'00" East, a distance of 53.88 feet to a point;
- North 06°09'47" East, a distance of 107.80 feet to a point;
- North 06°12'00" West, a distance of 82.83 feet to a point;
- North 15°54'40" East, a distance of 78.15 feet to a point;
- North 05°10'42" East, a distance of 87.71 feet to a point;
- South 01°16'58" East, a distance of 27.72 feet to a point;
- South 28°18'11" East, a distance of 18.52 feet to a point;
- North 85°09'10" East, a distance of 61.61 feet to a point;
- North 24°30'25" East, a distance of 82.74 feet to a point;
- North 14°13'52" West, a distance of 36.78 feet to a point;
- North 52°49'54" West, a distance of 148.78 feet to a point;
- North 22°55'17" West, a distance of 42.68 feet to a point;
- North 25°38'55" East, a distance of 35.83 feet to a point;
- North 45°47'05" West, a distance of 37.58 feet to a point;
- North 23°12'54" West, a distance of 120.35 feet to a point;
- South 54°04'24" West, a distance of 36.04 feet to a point;
- North 30°20'49" West, a distance of 22.89 feet to a point;
- North 13°17'11" West, a distance of 41.28 feet to a point;
- North 27°29'00" East, a distance of 58.84 feet to a point;
- North 03°49'42" East, a distance of 61.61 feet to a point;
- North 09°35'23" East, a distance of 32.11 feet to a point;
- South 49°28'54" West, a distance of 18.30 feet to a point;
- North 37°46'07" West, a distance of 72.24 feet to a point;
- North 44°07'32" East, a distance of 34.28 feet to a point;
- North 06°49'00" East, a distance of 60.29 feet to a point;
- North 35°02'13" East, a distance of 61.47 feet to a point;
- North 19°29'29" East, a distance of 30.54 feet to a point;
- North 14°29'52" West, a distance of 22.82 feet to a point; and
- North 17°12'44" East, a distance of 44.83 feet to a point for the southwest corner of said Austin County Pin Oak Holdings, LLC, tract and the lowest northwest corner of said Austin County Pin Oak Holdings, LLC, tract;

THENCE departing the centerline of Pin Oak Branch along the common line between said Austin County Pin Oak Holdings, LLC, tract and a portion of said Austin County Pin Oak Holdings, LLC, tract, as follows:

- South 44°11'01" East, a distance of 110.20 feet to a 1/2-inch iron rod found with cap marked "RPLS 4184" for reference, and continuing for a total distance of 359.02 feet to a 1/2-inch iron rod found with cap marked "RPLS 4184" at an angle point;
- South 36°35'25" East, a distance of 126.25 feet to a 1/2-inch iron rod found at an angle point;
- South 55°09'03" East, a distance of 85.22 feet to a 1/2-inch iron rod found at an angle point; and
- South 72°10'02" East, a distance of 312.57 feet to a 1/2-inch iron rod found with cap marked "RPLS 4194" at an angle point;
- North 09°20'03" East, a distance of 80.76 feet to a 1/2-inch iron rod found with cap marked "RPLS 4184" at the southeast corner of said Austin County Pin Oak Holdings, LLC, tract and the northeast corner of said Austin County Pin Oak Holdings, LLC, tract; and
- North 22°01'00" East, a distance of 1413.68 feet to the Place of Beginning and containing 115.489 acres of land.

OWNER'S RELEASE
We, Jesse Byler and Melane Byler, President and Secretary respectively, of Austin County Pin Oak Holdings, LLC, owner of the property subdivided in this plat of West Hill Subdivision, make application to the County Clerk of Austin County, Texas, for the recording of this plat of the corporation, according to the lines, lots, building lines, streets, alleys, parks, and easements shown, and waive all claims for damages occasioned by the establishment of the plat or approved for the streets and drainage easement dedicated, or occasioned by the alteration of the surfaces, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

There is hereby dedicated a twenty (20) foot utility easement along and adjacent to all interior property lines or lot lines in the subdivision being ten (10) feet on each side of the interior property lines or lot lines for a total width of twenty (20) feet.

There is hereby dedicated a fifteen (15) foot utility easement along and adjacent to all roads and streets in the subdivision.

There is hereby dedicated to the utility companies the right to build and maintain buried or aerial utility lines across all roads and streets in order to provide service to all lots and tracts within the subdivision.

In Testimony, hereto, Austin County Pin Oak Holdings, LLC, has caused to be signed by Jesse Byler, its President, attested by its Secretary, Melane Byler, and its seal this 25th day of January, 2021.

Austin County Pin Oak Holdings, LLC
By: Jesse Byler, President
Attest: Melane Byler, Secretary

City of Bellville

- The City of Bellville will take ownership of all water lines and appurtenances related to the water system upon construction completion by the Developer and once all lines have been pressure tested and bacteriological testing has been performed.
- The developer has agreed to install in various locations beneath the roadways for future services.
- All water mains will be installed in utility easements and the City of Bellville will have the right to access the water lines for maintenance and to install services to customers upon request.
- Customers requesting service will need to coordinate with the City of Bellville and pay any tap fees per the City's regulations.

Street Widening Easements

Right-of-way easements for widening streets or improving drainage shall be maintained by the owner until all street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

Owner's Responsibilities

The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on this plat or of constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

NOTES:

- Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 as determined from GPS observations. All distances are surface values.
- This survey is valid only if it bears the seal and original signature of the surveyor.
- The County has no responsibility or obligation to construct, maintain, or operate the detention basins, associated structures, or drainage channels contained within any "Detention, Drainage, & Access Easement" or any "Drainage Easement" located within the subdivision. However, the County may exercise the right to enter upon said easements and perform said construction, maintenance, and operation of the detention basins, associated structures, and drainage channels at the County's sole discretion.
- Property is subject to rain water sheet flow from adjoining residential and property owners that do not divert or block sheet flow.
- Lots 1-57 show horizon or for single family residential.
- Front building setback lines shall be 25' and side building setback lines shall be 10'.
- A homeowners' association, or other entity acceptable to the Commissioner's Court, shall be formed. Membership in the association shall be mandatory for each lot and property owner. The association shall be responsible for the maintenance of the detention ponds in Reserve "A", Reserve "B", and the detention, drainage, access, and utility easement on Lot 30.
- Lots 1 and 42 shall have access from Road Road, but not from Clara Road.

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by Commissioners Court of Austin County, Texas, this 25th day of January, 2021.

County Judge
Commissioner, Precinct 1
Commissioner, Precinct 2
Commissioner, Precinct 3
Commissioner, Precinct 4

CERTIFICATE OF COUNTY CLERK

I, Corrie Gregor, County Clerk of Austin County, Texas, do hereby certify that the within instrument with its certificate of publication was filed for registration in my office on January 25, 2021 at 2:38 PM o'clock, and in volume 2, Page 123-125 of the Map Records of Austin County for said county. Witness my hand and seal of office, at Austin County, Texas, the day and date last above written.

Corrie Gregor
County Clerk
Austin County, Texas

FLOOD PLAIN CERTIFICATE

The shaded portion of the subject property as shown on the above plat lies within the "Zone A" area determined to be within the 1% annual chance floodplain with the remaining portion of the subject property lying within the "Zone X" area determined to be outside the 1% annual chance floodplain according to the Flood Insurance Rate Maps of Austin County, Texas Map No. 48D13001B5E, effective September 3, 2016.

FLOOD PLAIN CERTIFICATION

Structures built on lots in the designated Flood Plain must be elevated to the Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Floodplain Administrator's Office for specific information.

ON-SITE SANITARY WASTE CERTIFICATION

This plat is generally in compliance with the Austin County Private Sewerage Regulations and current T.C.O. Regulations.
1-25-21
Erica Reynolds
Austin County Environmental Office

CERTIFICATE OF COUNTY ENGINEER

I, Charles A. Kalkman, County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County.

1-25-21
Oats
County Engineer

CERTIFICATE OF SURVEYOR

I, Robert C. Schmidt, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that it is my professional opinion that this plat of WEST HILLS SUBDIVISION as shown hereon was prepared from an actual survey made on the ground; and that all block corners and lot corners will be set upon completion of construction of the wells, easings, and utility easements, and that this plat correctly represents a survey made under my control and supervision.

Robert C. Schmidt
1/25/21
Registered Professional Land Surveyor No. 4705



AFFIDAVIT AS TO SCRIVENER'S ERROR

The State of Texas
County of Austin

Re: Subdivision Plat
Final Plat of West Hills Subdivision

BEFORE ME, the undersigned, a Notary Public in and for said County, State of Texas, on this day personally appeared Robert C. Schmidt, to me well known, and who, after being by me duly sworn, deposes and says that:

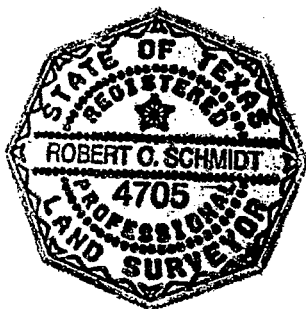
"I, Robert C. Schmidt, am authorized under the laws of the State of Texas to practice the profession of Surveying. I supervised and was responsible for the preparation of the subdivision plat entitled West Hills Subdivision, which was recorded on the 25th Day of January 2021, Volume 2, Pages 193-195, Instrument No. 210436 of the Plat Records of Austin County, Texas."

"On November 4, 2021, it was brought to my attention that there was an inadvertent scrivener's error in the above referenced plat," specifically in the Driveway Culverts table, culvert size call-out for Lots 1-4, 9, 11-13, 21-29, 32-43, 45-46, 52-57, & Reserve A on Sheet No. 1 of plat:

The Culvert Size (IN) of 15' for Lots 1-4, 9, 11-13, 21-29, 32-43, 45-46, 52-57, & Reserve A on Sheet No. 1 of plat is incorrect.

I have examined the recorded document, performed the appropriate actions and hereby certify that the Culvert Size (IN) for Lots 1-4, 9, 11-13, 21-29, 32-43, 45-46, 52-57, & Reserve A on sheet 1 should read:

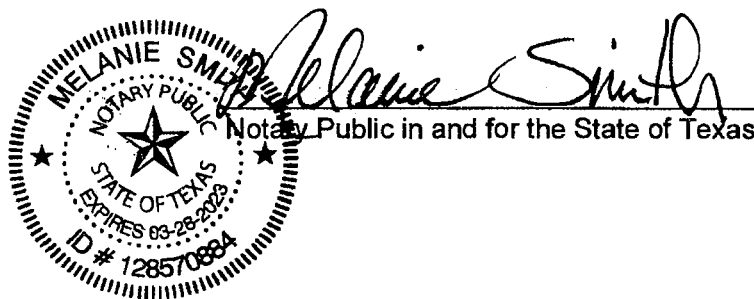
15"



Robert C. Schmidt

Robert C. Schmidt, Registered Professional Land Surveyor No. 4705

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of November, 2021, AD



Instrument # 216483

Instrument # 216483
11/8/2021 1:18 PM

STATE OF TEXAS COUNTY OF AUSTIN
I certify that this instrument was filed on the
date and time stamped by me and was recorded in the
Official Public Records of Austin County, Texas.

Carrie Gresor, County Clerk
Austin County, Texas

By: *Stephanie Kovar*